

## Message Text

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22-11

ACTION EA-09

INFO OCT-01 ISO-00 FBO-02 DODE-00 BIB-01 CIAE-00 INR-07

NSAE-00 A-01 /021 W

----- 000377

R 100328Z FEB 76

FM AMCONSUL NAHA

TO AMEMBASSY TOKYO

INFO SECSTATE WASHDC 2003

USIA WASHDC UNN

VOA KADENA AB

AREAENGR OKINAWA AREA OFC ZUKERAN

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E.O. 11652: N/A TAGS: MARR, JA

SUBJECT: VOA CLOSURE

REF: TOKYO 1706 ( DTG 040831 FEB 76) (NOTAL)

1. CONGEN HAS DISCUSSED OBTAINING COST ESTIMATE FOR RESTORATION OF VOA SITES AFTER CLOSURE WITH OKINAWA DISTRICT ENGRS AND ITS REAL ESTATE DIVISION AS WELL AS NAHA DFAB. WHILE ORDINARY FACILITIES ENGINEERS ON ISLAND DO NOT HAVE APPROPRIATE EXPERTIZE, REAL ESTATE DIV COMPETENT AND WILLING TO MAKE ESTIMATE. HOWEVER , THERE ARE THREE SITES TO BE STUDIED AND RESTORATION COSTS WILL BE PARTICULARLY

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DIFFICULT TO ESTIMATE IN CASE OF OKUMA TRANSMITTER SITE WHERE HEAVY EQUIPMENT RESTS ON HEAVY CONCRETE SLABS EMBEDDED IN GROUND. BECAUSE CONSIDERABLE MAN-HOURS WILL BE REQUIRED TO MAKE ACCURATE ESTIMATE, REAL ESTATE DIV WILL HAVE TO RECEIVE AUTHORIZATION FROM ENGINEERS PACIFIC OCEAN DIV IN ORDER TO UNDERTAKE WORK.

2. NAHA DFAB (WE TALKED WITH DEPUTY DIRECTOR KATO AND FACILITIES DIV CHIEF TAIRA) DOES NOT MAKE ESTIMATE FOR RESTORATION BUT SOLICITS BIDS FROM CONTRACTORS ON AN APPROVED LIST. DFAB ARRANGES RESTORATION OF LAND AFTER SITE HAS BEEN CLEARED OR PROVIDES COMPENSATION AND PERFORMS LAND SURVEY, BUT IT CURRENTLY HAS HEAVY BACKLOG OF WORK. DFAB OFFICIALS SAID THEY COULD GIVE US LIST OF APPROVED

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CONTRACTORS WHOM WE COULD APPROACH; DFAB DOES NOT APPEAR INTERESTED

IN ACTING AS MIDDLEMAN. AS APPROACHING PRIVATE CONTRACTORS FOR ESTIMATE COULD BRING VOA RESTORATION QUESTION IN PUBLIC DOMAIN, SEEMS PREFERABLE TO ARRANGE THAT REAL ESTATE DIV DO IT.

3. RE USAF INTEREST IN TAKING OVER VOA KADENA HOUSING SITE, DFAB OFFICIALS INDICATED THAT DFA IN TOKYO HAS ALREADY BEEN APPROACHED BY AIR FORCE. UNDER INSTRUCTIONS FROM TOKYO, DFAB HAS ALREADY TALKED TO CHIEF OF VOA LANDOWNERS ASSOCIATION, WHO IN TURN IN WORKING TO PERSUADE LANDOWNERS GROUP. SOME 10-12 OUT OF

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40-50 VOA KADENA HOUSING SITE LANDOWNERS ARE "ANTI-WAR" OR OTHERWISE RELUCTANT. AT MEETING WITH ORS MANAGER WESTERDALE JAN 22, LANDOWNERS REPS INDICATED THEY WERE UNDECIDED ABOUT RENTING LAND TO USAF AFTER VOA DEPARTURE AND FELT THERE WOULD BE NO DIFFICULTY IN ATTRACTING JAPANESE BUSINESS INTERESTS TO AREA. DECISION LIKELY ONLY AFTER VOA PROVIDES FIRM DEPARTURE DATE.

4. DFAB OFFICIALS SPECULATED THAT IF KADENA AB ACQUIRES VOA HOUSING SITE, EXISTING HOUSES THERE COULD BE CHARGED AGAINST TOTAL HOUSES THAT MUST BE BUILT TO REPLACE THOSE IN MAKIMINATO HOUSING AREA.

5. AS USAF ACQUISITION OF KADENA SITE COULD BE USED BY LEFT TO CLAIM EXPANSION OF U.S. BASE PRESENCE IN OKINAWA, RECOMMEND CONSIDERATION BE GIVEN TO TIMELY BALANCING RELEASE, SUCH AS KADENA HOUSING AREA - FAC 6038 (MORGAN MANOR) WHICH WE UNDERSTAND IS DUE FOR RELEASE IN EARLY 1977, WHEN REPLACEMENT CONSTRUCTION ON KADENA AB IS COMPLETED.

6. ACTION REQUESTED: PLEASE ADVISE WHETHER REAL ESTATE DIV SHOULD BE REQUESTED TO UNDERTAKE ESTIMATE SO IT CAN OBTAIN AUTHORIZATION.

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## Message Attributes

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